



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

December 23, 2009

To: Supervisor Gloria Molina, Chairman
Supervisor Mark Ridley-Thomas
Supervisor Zev Yaroslavsky
Supervisor Don Khabe
Supervisor Michael D. Antonovich

From: Jon Sanabria
Acting Director of Planning

**SUBJECT: STATUS REPORT #2 / CONDITIONAL USE PERMIT (CUP) 01-198- (1)
MONTHLY MONITORING PROGRAM
(OCTOBER 20, 2009, ITEM 27)**

On October 20, 2009, the Board directed the Department of Regional Planning, in consultation with the Directors of Public Works, Public Health and the Fire Chief, to provide a monthly status report of the development, implementation and compliance with conditions for Conditional Use Permit (CUP) 01-198-(1); and to work with the departmental representatives to develop a Corrective Action Plan on how to monitor conditions approved by the Regional Planning Commission.

The Department of Regional Planning (DRP) is the lead project coordinator to provide the monthly status report to the Board. Each department involved in this project has assigned inspection staff to monitor their respective conditions for this project. At the time of this report the subject project site is in compliance with the conditions of approval for CUP 01-198-(1). The Department of Regional Planning will continue to monitor this project to insure compliance with the adopted CUP conditions and mitigation monitoring program.

Following are the monthly summary updates reported for the November 2009 time period by the Department of Regional Planning, the Department of Public Works, and the Fire Department. We have also included two Attachments to this report. Attachment I identifies the timeline of construction provided by the permittee. Attachment II contains the Corrective Action Matrix that will be used to monitor the project.

**Los Angeles County Department of Regional Planning, Impact Analysis
Section/Zoning Enforcement Section II**

Michele Bush, Principal Regional Planning Assistant, mbush@planning.lacounty.gov, (213) 974-6461
Krista Mason, Regional Planning Assistant II, kmason@planning.lacounty.gov, (213) 974-6484

The Department of Regional Planning, Impact Analysis Section/ Zoning Enforcement Section II conducted a field inspection of the subject property on Tuesday, November 24, 2009; the following was observed on the site:

- Dirt was being watered by watering truck to control dust – the truck left the site
- There were workers on the site
- Cement was being poured – cement trucks were onsite
- Block wall was being built around the (electrical) tower
- Construction equipment was sitting with engines off, not idling
- New block wall was installed along neighboring properties
- Trucks hauling dirt, sand, gravel were not observed at the time of inspection
- Surveyor was onsite during site visit
- On Wednesday, November 25, 2009 the Zoning Enforcement Section conducted a separate inspection and observed no activity

MMPs met:

#7 with wall installation – block wall installed along neighboring properties
#16 with the construction equipment – appeared to be in good condition

Staff spoke with the site Superintendent , Gary Marquez, he introduced himself and informed staff there is an office onsite and asked that staff check in when visiting the site and inform him of any problems observed.

Los Angeles County Fire Department, Land Development Unit

Janna Masi, Supervising Fire Prevention Engineer, jmasi@fire.lacounty.gov, (323) 890-4243
Bernard McDuel, Supervising Fire Prevention Engineer, bmcduel@fire.lacounty.gov, (323) 890-4125

The Fire Department completed a field inspection of the subject project at 11:30 a.m. Monday, November 30, 2009. Listed below are the observations resulting from the inspection.

- There is no building work currently in progress
- There is site clearance work and grading taking place
- The site is secure with a fence surrounding the proposed development
- There is no median work being done in the street

On Friday, November 13, 2009, I met with the Building Official to confirm that the building plans approved by the Fire Department on 9/11/07 matched the plans submitted to the Building Department and the plans approved by the Regional Planning Commission on April 12, 2006.

No sprinkler plans or underground fire hydrant plans have been submitted as of this date.

Los Angeles County Department of Public Works, Land Development Division

Dennis Hunter, PLS PE, Assistant Deputy Director, dunter@dpw.lacounty.gov, (626) 458-4900

Since the last report on October 27, 2009, the following activities have been completed by the applicant:

- The Peck Road median cut and left turn lane has been completed and is operational.

The following onsite grading activities have been completed:

- 1) the building pads have been reprocessed and compaction reports approved by our Materials & Geotechnical Engineering staff;
- 2) the layout of the catch basin and 30 feet of onsite storm drain;
- 3) the onsite storm drain and catch basin were excavated;
- 4) the onsite storm drain trench was prepared and sand bedding installed;
- 5) the onsite storm drain was connected to the Los Angeles County Flood Control District storm drain, inspected and approved.

Please note, these constitute the 5 activities listed in the DRP letter of May 7, 2009, from Maria Masis to Aaron Clark.

The road construction permit remains open to allow the applicant to continue with other conditioned road improvements as specified in the Agreement to Improve.

Los Angeles County Department of Public Health, Environmental Hygiene

Francis Pierce, Industrial Hygienist, fpierce@ph.lacounty.gov (626) 430-5436

Cole Landowski, Head, clandowski@ph.lacounty.gov (626) 430-5440

This is an update to action item #2 of Supervisor Molina's October 20 motion instructing the Director of Public Health to meet with and request the developer to voluntarily address the concerns of the residents related to a third gate utilized by the Department of Water and Power (DWP) located on the north end of the block wall adjacent to the horse trail.

- On November 18, 2009, staff from the Environmental Hygiene Program conducted an inspection at the above location and met with Mr. Charles Clark, General Contractor. Staff was advised that steps would be taken to reduce noise intrusion at the gate utilized by DWP. The gate is planned to

be constructed of corrugated metal and will be covered with a sound blanket.

- On November 19, 2009, staff contacted the developer, Mr. Hai Ou Yang, by telephone and verified the intention to install the corrugated metal gate with a sound blanket; however, the process has not been finalized with the contractor.
- On December 2, 2009, staff from the Environmental Hygiene Program met with Rick Espinoza, Senior Project Manager of KPRS Construction Services, Inc. who stated that the developer, Mr. Hai Ou Yang is still planning to cover the metal gate with a sound blanket; however, the process is still under bid with a subcontractor. The sound wall has been completed but the three areas where gates will be installed are still open. Plans are being considered to erect temporary structures to attenuate the noise generated from the construction phase of the project.
- Staff will continue to monitor the development and installation of the third gate and provide the Board an update of our findings.

If you have any questions, please contact **Cole Landowski, Head, Environmental Hygiene Program at (626) 430-5440.**

We anticipate this status report is responsive to your concerns and updates you on the ongoing monitoring efforts for this project. If you have any questions regarding this agenda item, please contact **Alex Garcia, Supervising Regional Planner** at (213) 974-6484, or agarcia@planning.lacounty.gov, Monday through Thursday 7:00 a.m. to 6:00 p.m.

JS:AG:km

c: Executive Officer
County Counsel
Chief Executive Officer, Attn. Lari Sheehan
Fire Department, Attn. Bernard McDuel
Department of Public Works, Attn. Dennis Hunter
Department of Public Health, Attn. Francis Pierce

Attachments:

Attachment I- CUP 01-198 Construction Schedule Attachment I (Construction timeline)
Attachment II- Corrective Action Matrix- Master Attachment II (Matrix document)

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes
1	This grant authorizes the use of the subject property for the construction, operation, and maintenance of an industrial park as depicted on the approved Revised Exhibit "A," subject to all of the following conditions of approval.		DRP	Comply with Exhibit A	DRP	Subject to Acceptance of Affidavit	Informational	
2	Unless otherwise apparent from the context the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.		DRP	No action required	DRP	Informational	Informational	
3	This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12, 22c and 22s.		DRP	File and record Affidavit to accept conditions of approval	DRP	Prior to use of the CUP	Y	
4	To the extent permitted by law, the permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.		DRP	No action required	DRP	In the event of any claim, action or proceeding against the County	Y	
5	In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted;		DRP	Deposit \$5,000 with the County to defray expenses if litigation occurs	DRP	Within 10 days of any action, claim , or proceeding	Y	
		a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.	DRP	Make supplemental deposits if required	DRP	Any time during litigation where actual costs incurred reach 80% of the initial deposit	Y	
		b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.	DRP	Deposits may exceed the minimum amount	DRP	At the permittee's discretion	Y	
6	This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested in writing with the applicable fee six months before the expiration date.		DRP	The permit must be "used" within 2 years	DRP	Within two years from the date of approval	Y	
7	If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.		DRP	Permit must be in compliance with the Conditions of Approval	ALL	At any time	Y	
8	Prior to the use of this grant, the property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the property owner or permittee shall promptly provide a copy of the grant and its conditions to the transferee or lesSee of the subject property.		DRP	Permittee shall record the terms and conditions with the County Recorder	DRP	Prior to the use of this grant. Prior to transfer or lease of the property.	Y	
9	Upon written application of the permittee made no less than six (6) months prior to November 30, 2035, the term of this grant shall be extended by the Regional Planning Commission for a period not to exceed twenty (20) years, as provided herein below. The Commission shall grant such extensions unless it finds one of the following: (1) that the permittee has failed to adhere to the conditions of approval and such failure has not been timely corrected upon written notice thereof, and (2) that the use is not in compliance with applicable laws and regulations. If either of the foregoing findings is made by the Commission, the extension may be denied. Subsequent extensions may be granted by the Commission upon written application made no less than six (6) months prior to the expiration of the previous extension.		DRP	Upon written application by the permittee made 6 months prior to November 30, 2035 this grant may be extended for a period not to exceed 20 years.	DRP	6 months prior to November 30, 2035	Informational	
10	The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. The permittee shall deposit with the County of Los Angeles the sum of \$3,750.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for biannual (two per year) inspections for the first five (5) years of the grant, and fifteen (15) inspections to be conducted every year for the remaining years of the grant. Inspections shall be unannounced.	If additional inspections are required to ensure compliance with the conditions of this grant or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for additional inspections and for any enforcement efforts reasonably necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence with the site plan on file. The amount charged for additional inspection shall be \$150.00 per inspection, or the current recovery cost, whichever is greater.	DRP	Deposit \$3,750 for the cost of inspections/ biannual inspections for the first five years- fifteen annual inspections for the remainder of the grant.	ALL	Life of the grant	Y	

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CUP 01-198/ 2320 Peck Road

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11	Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing and giving notice thereof to permittee, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance.		DRP	Revocation or modification of this grant may be conducted if the permit is not in compliance.	DRP	Life of the grant	Ongoing	
12	The permittee shall remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is not de minimus in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game pursuant to Section 711.4 of the Fish and Game Code. The current fee amount is \$1, 275.00.		DRP	The permittee must pay the Fish and Game fee of \$1.275.00	DRP	In connection with the filing and posting of a Notice of Determination	Y;See mitigation monitoring program	
13	Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided as may be required by said Department.		FIRE	Permittee shall contact the Fire Forester and Warden to protect from fire hazard	DRP	Upon approval of this grant	Y; See mitigation monitoring program	
14	All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.		DRP	The permittee must comply with the Zoning Ordinance and Conditions of Approval	DRP	Life of the grant	Inspection required	
15	The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department as permitted by law.		HEALTH SERVICES	The property shall be in compliance with DHS.	DRP	Life of the grant	Inspection required	
16	All structures shall comply with the requirements of the Division of Building and Safety of the Department of Public Works.		PUBLIC WORKS	All Buildings shall be in compliance with Building and Safety	B&S	Life of the grant	Inspection required	
17	All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises.		DRP	No graffiti shall be present onsite	DRP	Life of the grant	Inspection required	
18	In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of adjacent surfaces. The only exceptions shall be seasonal decorations. Inspections shall be made as provided in Condition No. 10 to ensure compliance with this conditions, including any additional inspections as may be necessary to ensure such compliance.		DRP	Graffiti shall be removed within 24 hours	DRP	Life of the grant	Inspection required	
19	Within (60) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of revised plans, similar to Exhibit "A" page 1 of 3, as presented at the public hearing that clearly depicts all required project changes. The property shall be developed and maintained in substantial conformance with the approved revised Exhibit "A." All revised plot plans must be accompanied by the written authorization of the property owner.		DRP	The permittee shall submit three copies of the approved Exhibit "A"	DRP	Within 60 days of the approval of this grant	See file No. CUP 01-198	
20	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review approval three copies of a landscape plan, which may be incorporated into the Revised Exhibit "A" described in Condition No. 19. The landscaping shall be "enhanced" along the perimeter of the site. The landscape plan shall show the size, type, and location of all plants, trees, and watering facilities. The permittee shall maintain all landscaping in a neat, clean and, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary for the life of this grant.		DRP	The permittee shall submit three copies of the approved landscape plan	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	
21	Within ninety (90) days of approval of this grant, the permittee shall submit to the Director for review and approval three copies of signage program for the industrial park that is in conformance with Part 10 of Section 22.52 of the County Code. All proposed signs on the property shall not be installed until a Revised Exhibit "A" is approved for each proposed sign. No billboards are permitted on the subject property.		DRP	The permittee shall submit three copies of a signage program	DRP	Within 90 days of the approval of this grant	See file No. CUP 01-198	
22	The construction and operation of the proposed use shall be further subject to all of the following restrictions:							
		a. All material graded should be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust;	DRP	The site shall be watered during the construction period	DRP	During the construction period	Inspection required	

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		b. Project construction activity shall be limited to those hours between 7:00 a.m. and 6:00 p.m. Monday through Friday. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effect on nearby offices, residences, and neighborhoods. Generators and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences. Parking of construction worker vehicles shall be onsite and restricted to areas buffered from residences located to the south and east of the subject property;	DRP	Construction activity shall be limited to 7a.m. to 6 p.m. Monday through Friday.	DRP	During the construction period	Inspection required	
		c. During the construction period, the project site will be monitored by the Department of Regional Planning Zoning Enforcement Section for a period of 10 hours every 2 weeks. The permittee shall be financially responsible and shall deposit the sum of \$2,000 with the Department of Regional Planning within 30 days of permit approval in order to defray these monitoring costs. If additional inspections are required during the construction period, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections.	DRP	Site shall be monitored for 10 hours every two weeks by Zoning Enforcement	DRP	During the construction period	Inspection required	
		d. The applicant shall provide to the Director of Regional Planning a copy of the Covenant and Agreement with the Los Angeles City Council that authorizes the applicant to construct a sound wall on the existing City of Los Angeles Department of Water and Power (DWP) easement on the subject property. This covenant shall be provided prior to the approval of the Revised Exhibit "A,"	DRP	The applicant shall provide a copy of the Covenant and Agreement from DWP to DRP.	DRP	Prior to the approval of the Revised Exhibit "A"	Prior to use of the CUP	
		e. A minimum of 181 on-site parking spaces shall be continually maintained the applicant's site plan depicts 238 parking spaces, (although they are not required), 40 percent of which may be compact, including seven (7) handicapped van-accessible. Loading spaces shall be provided as depicted on the approved Revised Exhibit "A";	DRP	A minimum of 181 parking spaces shall be maintained onsite	DRP	Life of the grant	Inspection required	
		f. The required parking spaces shall be continually available for vehicular parking only and shall not be used for storage, automobile or truck repair, or any other unauthorized uses;	DRP	Required parking shall be for parking only, no storage , repair, etc.	DRP	Life of the grant	Inspection required	
		g. Outside storage of materials or inoperable vehicles is prohibited on the property;	DRP	Outside storage and inoperable vehicles prohibited	DRP	Life of the grant	Inspection required	
		h. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures or walls, or a combination of both of theses;	DRP	Trash containers shall be covered and screened	DRP	Life of the grant	Inspection required	
		i. All exterior lighting shall be shielded and directed away from neighboring residences to prevent direct illumination and glare. The primary parking lot lighting shall be turned off no later than 7:30 pm. A motion activated security lighting system is permitted and may remain on through the night. The permittee shall submit for approval three copies of a lighting plan, which may be incorporated into a Revised Exhibit "A"" described in Condition 19 to the Director of Planning within sixty days of the effective date if this grant. The lighting plan shall show the locations, types, and heights of all proposed pole and wall mounted lighting.	DRP	All lighting shall be shielded and directed away from residences/lighting shall be turned off at 7:30p	DRP	Upon completion	Inspection required	
		j. The permittee shall provide appropriate low level lighting along all pedestrian walkways leading to and from the parking lot;	DRP	provide low level lighting along pedestrian walkways	DRP	Upon completion	Inspection required	
		k. The height of the industrial buildings shall not exceed 35' above finished grade;	DRP	height of buildings shall not exceed 35'	DRP	Upon completion	Inspection required	
		l. Operating hours are restricted to the hours between 7:00 a.m. to 7:00 p.m. Monday through Friday except occupants shall have access at all times. All deliveries to the subject property shall also be within operating hours.;	DRP	Operating hours /Delivery hours limited to Monday through Friday 7a.m. to 7 p.m.	DRP	Upon completion	Inspection required	
		m. The tenants of the buildings shall not store or use hazardous materials;	DRP	No hazardous materials stored on the premises	DRP	Upon completion	Inspection required	

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		n. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Department of Public Works memorandum dated March 28, 2002, or as otherwise required by said Department;	PUBLIC WORKS	The permittee shall comply with DPW letter dated March 28, 2002.	DWP/DRP	Life of the grant	See letter below	
		o. The permittee shall comply with all conditions set forth in the attached County of Los Angeles Fire Department memorandums dated April 20, 2005 and October 12, 2005, unless modified by this permit:	FIRE	The permittee shall comply with the Fire Department memos dated April 20, 2005 and October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	
		p. The permittee shall comply with all mitigating issues set forth in the attached County of Los Angeles Fire Department memorandum dated October 12, 2005, in specific the following, unless otherwise modified by this grant;	FIRE	The permittee shall comply with the Fire Department memo dated October 12, 2005.	FIRE/DRP	Life of the grant	See letter below	
		i. Provide 4-hour separation walls between:	FIRE	The permittee shall provide fire walls at the specified locations	FIRE	Upon completion	Inspection required	
		a. Buildings 3B/3C	FIRE		FIRE	Upon completion	Inspection required	
		b. Buildings 3D/3E	FIRE		FIRE	Upon completion	Inspection required	
		c. Buildings 3F/3G	FIRE		FIRE	Upon completion	Inspection required	
		ii. Provide two on-site hydrants a minimum of 50 feet away from the drip line as detailed on approved plot plan.	FIRE		FIRE	Upon completion	Inspection required	
		iii. Provide a Fire Department sprinkler connection at minimum of 50 feet from the drip line.	FIRE		FIRE	Upon completion	Inspection required	
q	The permittee shall install automatic smoke vents in Building No. 4, and any other building as determined necessary by the Fire Department and/ or the Building Department;		FIRE	The permittee shall install smoke vents	FIRE	Upon completion	Inspection required	
r	All exterior walls of Buildings No. 3 and No.4 shall be 4-hour rated, realizing the front elevations of both buildings contain doorways, truck doorways, and pull-in doorways;		FIRE	The permittee shall ensure that the exterior walls are 4-hour rated	FIRE	Upon completion	Inspection required	
s	The applicant shall review the site plan to determine if a 26-foot wide fire access lane can be placed north of the transmission lines. The applicant shall revise the site plan to depict the fire access lane. If the fire access lane cannot be placed at that location the applicant shall provide for approval a letter to the Director of Planning an explanation of why the additional fire access lane cannot be provided. This revision or response shall be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall review the site plan to determine if a fire access lane can be placed north of the transmission lines	FIRE /DRP	Prior to approval of Exhibit "A""	Y; See mitigation monitoring program	
t	The applicant shall provide for approval a letter to the Director of Planning explaining a secondary or back-up sprinkler system that will be provided on the site in case the primary sprinkler system fails. This system must be approved prior to the approval of the Exhibit "A";		DRP/FIRE	The applicant shall provide an approval letter explaining a back-up sprinkler system	FIRE/DRP	Prior to approval of Exhibit "A""	Y	
v	The permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports required by the Mitigation Monitoring Program;		DRP	The permittee shall provide \$3,000 dollars for inspections related to the MMP	DRP	Prior to use of the CUP	Y	
w	Prior to the issuance of grading/building permit, whichever occurs first, the applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works, and the California Department of Toxic Substance Control . If soil contamination is found, the applicant shall perform remediation to the full satisfaction of the above mentioned agencies;		DRP/Public Works/Health Services	The applicant shall submit a Phase I environmental assessment report	CRWQCB/DHS/DPW/DTSC	Prior to issuance of grading/building permit	See file No. CUP 01-198	

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes
x	If during construction of the project, soil contamination is suspected, construction in the area shall stop, and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, the applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight;		DRP	The applicant shall contact DPW and TSC if soil contamination is suspected	DPW/DTSC	During the construction period	See file No. CUP 01-198	
y	The applicant shall hold community meetings once a year for the first five years of this grant. Residents within 500' of the subject property and the local homeowners association that can easily be identified shall be notified. Sign-in sheets and minutes shall be forwarded to the Department of Regional Planning;		DRP	The applicant shall hold annual community meetings first five years	DRP	Monitor for first five years of Permit	incomplete	
z	The manufacturing uses may only be established within the units so noted on the approved Revised Exhibit "A";		DRP	Manufacturing uses limited to designated units	DRP	Life of the grant	Inspection required	
aa	Warehousing and manufacturing uses are limited to those permitted in the M-1 1/2/ zone;		DRP	Uses limited to those in M-1 1/2 zone	DRP	Life of the grant	Inspection required	
bb	The permittee shall maintain a current contact name, address, and phone number with the Department of Regional Planning at all times.		DRP	Maintain current contact information at all times	DRP	Life of the grant	See file No. CUP 01-198	
	Project Mitigation Measures Due to Environmental Evaluation		Responsible Agency or Party	Action Required	Monitoring agency or Party	Timing	Compliance	
1	Applicant shall submit a detailed liquefaction analyses to the satisfaction and approval of the DPW.		Project Applicant	Submittal and approval of a detailed liquefaction analyses	DPW	Prior to issuance of grading/building permit	See file No. CUP 01-198	
2	If during construction of the project, soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented. If it is determined that contaminated soils exists, applicant shall contact the Department of Toxic Substances Control and the Department of Public Works to identify how any required investigation and/or remediation will be conducted and which government agency will provide regulatory oversight.		Project Applicant/ Construction Manager	Stop work if soil contamination is suspected	DTSC/DPW	During construction	Notification requested/Inspection required	
3	Applicant shall comply with all requirements of the drainage concept that was approved on July 15, 2002.		Project Applicant	Comply with all requirements of the drainage concept	DPW	Prior to issuance of grading permit	Inspection required	
4	Applicant shall construct a screen wall separating the project from the single-family residences to the south of the project site to the satisfaction of the Department of Health Services.		Project Applicant	Construct a sound wall	DHS	Prior to issuance of certificate of occupancy	Inspection required	
5	No outdoor public address system and no outdoor mechanical trash compacter shall be installed on site.		Project applicant	No installation of outdoor public address system or outdoor mechanical trash compacter	DHS	During the entire lifetime of project	Inspection required	
6	There shall be at least a 80' setback on the rooftops bordering residential areas where no equipments or structures shall be placed.		Project applicant	equipments/structures shall be placed within	DRP	During the entire lifetime of project	Inspection required	
7	Applicant shall maintain equipment and vehicle engines in good condition and proper tune as per manufacturers' specifications.		Project applicant	Maintain equipment in good condition	DRP/ Field Verification	During construction	Inspection required	
8	Applicant shall comply with the NPDES requirements that must incorporate permanent post-construction Best Management Practice (BMP) of the California Regional Water Quality Control Board and the Los Angeles County Department of Public Works. The BMP shall be reviewed and approved by DPW prior to the issuance of a building permit.		Project applicant	Acquire NPDES permit	CRWQCB/DPW	Prior to the issuance of building permit	Inspection required	
9	Applicant shall submit a Phase I environmental assessment report for the review and approval by the California Regional Water Quality Control Board and a copy of the report shall be forwarded to the Department of Health Services, the Environmental Programs Division of the Department of Public Works and the California Department of Toxic Substance Control. If soil contamination is found, applicant shall perform remediation to the full satisfaction of the above-mentioned agencies.		Project Applicant	Submit Phase I environmental assessment report	CRWQCB/DHS/ DPW/CDTSC	Prior to issuance of grading/building permit whichever comes first	Inspection required	
10	Applicant shall combine the two north driveways on Peck Road to provide full access to the satisfaction of DPW		Project Applicant	Combine the two north driveways on Peck road	DPW	prior to issuance of grading/building permit	Inspection required	
11	Applicant shall submit a detailed striping plan and a revised site plan showing the internal circulation and the required improvements to the satisfaction and approval from the DPW		Project Applicant	Submit a detailed striping plan and a revised site plan	DPW	Prior to the issuance of building permit	Inspection required	

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes
12	Applicant shall pay their Equitable Share for traffic mitigation in the amount of \$79,377 to the California Department of Transportation (Caltrans)		Project Applicant	Pay Equitable Share for traffic mitigation	Caltrans	Prior to issuance of a building permit	Inspection required	
13	Applicant shall demonstrate to the satisfaction of Environmental Health section of the Department of Health Services that adequate public water service and public sanitary sewer are provided		Project Applicant	Submit all required information to DHS to their satisfaction and approval	DHS	Prior to the issuance of building permit	Inspection required	
14	Applicant shall implement a recycling program by providing adequate waste storage area for the collection/storage of recyclables and green waste material during the entire lifetime of the project		Project Applicant	Implement a recycling program	DPW	During entire lifetime of project	Inspection required	
15	All street lights installed along the street frontage of a development shall be annexed into the appropriate Los Angeles County Lighting Maintenance District. Applicant shall execute and approve a separate petition for annexation into a Los Angeles County Lighting District upon written request by the City of Industry		Project Applicant	Annex street lights along street frontage into the appropriate Los Angeles County Lighting Maintenance District	City Of Industry	Prior to issuance of the building permit or upon written request by the City of Industry	Inspection required	
16	Applicant shall obtain an Industrial Waste Permit from the City Engineer as required by the City of Industry Conditions.		Project Applicant	Obtain Industrial Waste Permit	DPW	Prior to issuance of the building permit	Inspection required	
17	Prior to approval of certificate of occupancy, applicant shall record a covenant to hold property as one parcel with the County Clerk		Project Applicant	Record a covenant to hold property as one parcel with the County Clerk	City Of Industry /DRP	Prior to approval of certificate of occupancy	Inspection required	
18	Applicant shall submit a landscape plan to be reviewed and approved by DRP and the City of Industry engineer		Project Applicant	Submit a landscape plan	DRP/City of Industry	Prior to issuance of building permit	Inspection required	
19	Trucks hauling dirt, sand, gravel or soil shall be covered or shall maintain at least two feet of freeboard in accordance with Section 23114 of the California Vehicle Code		Project Applicant	Follow the requirements of section 23114 of the California vehicle Code / Field verification	Construction Manager/DRP	During construction	Inspection required	
20	Applicant shall pave parking areas and construction access roads to the main roads to avoid dirt being carried on to the highway		Project Applicant	Pave parking areas and construction access roads	Construction Manager/DRP	During construction	Inspection required	
21	Only light colored roof materials shall be used to deflect heat		Project Applicant	Use light colored roof materials/ Field verification	Construction Manager/DRP	Prior to the issuance of Certificate of Occupancy	Inspection required	
22	Contractor shall use architectural coatings that have a volatile organic compound (VOC) content of 100 g/l or less. If a coating with a higher VOC content is used such as for painting doors, the amount of coating used per day shall be limited to that amount which will result in an emission rate that is less than 75 lbs. Only high-volume, low-pressure (HVLP) spray guns shall be used for architectural coating.		Project Applicant	Use architectural coating with VOC of content of 100 g/l or less	Construction Manager	Prior to the issuance of Certificate of Occupancy	Inspection required	
County of Los Angeles; Department of Public Works Letter Dated March 28, 2002								
1	Dedicate vehicular access rights on Pellissier Road.		Project Applicant	Dedicate access rights on Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
2	Repair any broken or damaged curb, gutter, and pavement on Pellissier Road.		Project Applicant	Repair Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
3	Plant street trees on Pellissier Road to the satisfaction of Public Works.		Project Applicant	Plant street trees near Pellisier Rd.	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
4	Comply with the traffic mitigation measures as identified in the attached March 18, 2002 letter from our Traffic and Lighting Division to the satisfaction of Public Works.		Project Applicant	Comply with Traffic Mitigation Measures	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
5	Install street lights on Peck Road, Rooks Road, and Kella Avenue to the satisfaction of the City of Industry.		Project Applicant		DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
6	Comply with following street lighting requirements to the satisfaction of Public Works:		Project Applicant	Comply with street lighting requirements	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes
	<ul style="list-style-type: none">Provide street lights on concrete poles with underground wiring on Pellissier Road. Street lighting plans must be approved by the Street Lighting Section.		Project Applicant	Provide street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
	<ul style="list-style-type: none">The proposed project or portions of the proposed project, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$9,000. The applicant shall comply with conditions listed below in order for the Lighting Districts to pay for the future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor the levy assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.		Project Applicant	Install street lights	DPW	Prior to issuance of a Certificate of Occupancy	Inspection required	
		(1) Request the Street Lighting section to commence annexation and levy of assessment proceedings.	Project Applicant	Request annexation and assessment	DPW	Prior to issuance of a building permit	Verification required	
		(2) Provide Business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number (s) and Parcel boundaries in either Micro station or AutoCAD format of territory to be developed to the Street Lighting Section.	Project Applicant	Provide information to Street Lighting Section	DPW	Prior to issuance of a building permit	Verification required	
		(3) Submit a map of the proposed project including roadways conditioned for street lights that are outside of the proposed project area to the Street Lighting Section. Contact the Street Lighting Section for legal description, map requirements, and for any questions at (626) 300-4726.	Project Applicant	Submit a map of the proposed project area	DPW	Prior to issuance of a building permit	Verification required	
	For acceptance of street light transfer billing, all street lights in the development, or current phase of the development, must be constructed according to Public Works approved plans and energized for a least one year as of July 1 of the current year.		Project Applicant	Construct street lights according to approved plans	DPW	Prior to issuance of a building permit	Verification required	
7	The applicant shall construct or enter into secured agreement with the County of Los Angeles Department of Public Works to construct the aforementioned improvements prior to the issuance of a building permit or this permit shall be subject to revocation		Project Applicant	The applicant shall enter into an agreement with DPW to construct the improvements	DPW	Prior to issuance of a building permit	Inspection required	
County of Los Angeles; Fire Department Letter Dated April 20, 2005								
1	The required fire flow for this development is 3750 gallons per minute 3 hours. The main in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.		Project Applicant	Fire Flow requirements	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
2	Install 2 on-site and verify 1 6x 4x 2 ½ public fire hydrant on Peck Road near driveway entrance, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire Hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834and all installations must be inspected and flow tested prior to final approval.		Project Applicant	Install 2 Fire hydrants	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
3	Due to the special access circumstance, the following conditions will apply to the construction of the proposed development.		Project Applicant		FIRE	Prior to issuance of a Certificate of Occupancy	See below:	
		A. All structures shall be fully fire sprinklered in accordance with the NFPA 13, Fire sprinkler plans shall be submitted to the Los Angeles County Fire Department Fire Prevention Engineering unit for review and approval prior to installation.	Project Applicant	All structures shall be fire sprinklered	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
		B. Building 4, shall provide 4 hour separation wall between units 4B and 4C No openings shall be allowed in said wall. Said walls shall be constructed in compliance with the Uniform Building Code Section 504.6.4. Additionally, one hour separation walls shall be provided between units 4A and 4B, 4C and 4D. Said walls shall be in compliance with the U.B.C.	Project Applicant	four-hour separation wall in Building 4	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
		C. Building 3 requires that a one-hour area separation wall shall be installed between each unit as indicated on the submittal site plan. Additionally the rear wall of said structure shall be rated at 4- hours, no openings allowed. Wall construction shall be in compliance with the UBC.	Project Applicant	one-hour separation wall in Building 3	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
4	The required fire flow for the on-site fire hydrants is 2500 gallons per minute for 2 hour duration. See the attached photo copy for specific location to obtain an actual stamped drawing please submit site plans to our office.		Project Applicant	Required fire flow for on-site fire hydrants 2500 g/min for 2 hours	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
5	The maximum building height for the proposed structure shall not exceed 35' in height.		Project Applicant	Maximum bldg height 35'	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	

Conditions of Approval Compliance Matrix
CUP 01-198/ 2320 Peck Road

Condition Number	Condition of Approval	Subcondition	Responsible Agency	Action Required	Agency or Party	Timing	Compliance	Monthly Inspection Notes
6	Provide 26’ of vehicular access to within 150’ of all portions of the exterior walls. Access shall be cross hatched on the plans to clearly delineate its location. Exception: the rear wall of Building 3 shall be 4 hrs rating in lieu of vehicular access. Said access shall be outside of the power lines drip zone.		Project Applicant	Provide 26’ vehicular access to w/in 150’	FIRE	Prior to issuance of a Certificate of Occupancy	Inspection required	
		A. Clearly depict the width of the DWP easement	Project Applicant	Depict DWP easement	FIRE	Before approval of Exhibit "A"	Review and approval required	
		B.Delineate the clear distance between the drip line and the required access.	Project Applicant	delineate clear distance between drip line and access	FIRE	Before approval of Exhibit "A"	Review and approval required	
		C.Provide a copy of the reciprocal access easements between the adjacent lot for access to Building 4, said document shall be submitted to Fire Prevention Engineering for review and approval prior to recordation and prior to the clearance for building permit	Project Applicant	Provide a copy of reciprocal access agreements	FIRE	Before approval of Exhibit "A"	Review and approval required	
		D. Clearly depict the locations of the outward most transmission lines within the DWP easement.	Project Applicant	Show access locations of the transmission lines	FIRE	Before approval of Exhibit "A"	Review and approval required	
	County of Los Angeles; Fire Department Letter Dated October 12, 2005							
1	Provide four-hour separation walls between:		Project Applicant	Provide four-hour separation walls	FIRE	Before approval of Exhibit "A"	Review and approval required	
		a. Buildings 3B/3C						
		b. Buildings 3D/E						
		c. Buildings 3F/3G						
2	Delete the four-hour separation wall north of the project and adjacent to the property line and construct per the Building Code.		Project Applicant	delete four-hour separation at north/construct per building code	FIRE	Before approval of Exhibit "A"	Review and approval required	
3	Provide two on-site hydrants a minimum of 50 feet away y from the drip line as detailed on approved plot plan.		Project Applicant	Provide two fire hydrants	FIRE	Before approval of Exhibit "A"	Review and approval required	
4	Provide a Fire Department sprinkler connection at a minimum of 50 feet from the drip line.		Project Applicant	provide sprinkler connection min 50ft from drip line	FIRE	Before approval of Exhibit "A"	Review and approval required	
5	Provide smoke vents in buildings located north of proposed project numbered 3A through 3H.		Project Applicant	provide smoke vents in bldgs 3A-3H	FIRE	Before approval of Exhibit "A"	Review and approval required	

FIRE = Los Angeles County Fire Department
CRWQCB = California Regional Water Quality Control Board
DHS = Los Angeles County Department of Health Services
DPW = Los Angeles County Department of Public Works
DRP = Los Angeles County Department of Regional Planning
DTSC = Los Angeles County County Department of Toxic Substance Control
NPDES = National Pollution Discharge Elimination System